069.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	982,200 / 982,200
					USE VALUE:	982,200 / 982,200
					ASSESSED:	982,200 / 982,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ONOFRIO RICHARD &
Owner 2:	BARTEK HEATHER
Owner 3:	
Street 1:	7 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KULISH MELINDA W -
Owner 2:	SODERGREN ROBERT -
Street 1:	7 FAIRVIEW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Clapboard Exterior and 2045 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5316.000	576,600		405,600	982,200
Total Card	0.122	576,600		405,600	982,200
Total Parcel	0.122	576,600		405,600	982,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.29 /Parcel: 480.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43802

GIS Ref

GIS Ref

Insp Date 10/23/18

!5898!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	576,600	0	5,316.	405,600	982,200		Year end	12/23/2021
2021	101	FV	560,700	0	5,316.	405,600	966,300		Year End Roll	12/10/2020
2020	101	FV	560,900	0	5,316.	405,600	966,500	966,500	Year End Roll	12/18/2019
2019	101	FV	423,600	0	5,316.	376,700	800,300	800,300	Year End Roll	1/3/2019
2018	101	FV	423,600	0	5,316.	376,700	800,300	800,300	Year End Roll	12/20/2017
2017	101	FV	423,600	0	5,316.	330,300	753,900	753,900	Year End Roll	1/3/2017
2016	101	FV	423,600	0	5,316.	301,300	724,900	724,900	Year End	1/4/2016
2015	101	FV	395,100	0	5,316.	266,600	661,700	661,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:57:08

LAST REV

Date	Time
09/09/21	15:19:32
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5898

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KULISH MELINDA	62452-477		8/14/2013		761,000	No	No		
LAMBERT DAVID W	45662-101		7/21/2005		686,000	No	No		
JACOBS DAVID/ET	26589-161		8/16/1996		365,000	No	No		Y

USER DEFINED

Prior Id # 1:	43802
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2021	810	Redo Bat	26,567					
4/15/2021	424	New Wind	75,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	MEAS&NOTICE	BS	Barbara S
4/8/2009	Measured	372	PATRIOT
12/6/2005	MLS	MM	Mary M
4/20/2000	Inspected	270	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5316		Sq. Ft.	Site		0	70.	1.09	12									405,637						405,600	

Total AC/HA:	0.12204	Total SF/SM:	5316	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	405,637	Spl Credit		Total:	405,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20851064
Const Adj.:	0.98500049
Adj $ / SQ:	160.702
Other Features:	113250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	604367
Depreciation:	27801
Depreciated Total:	576566

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	5	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

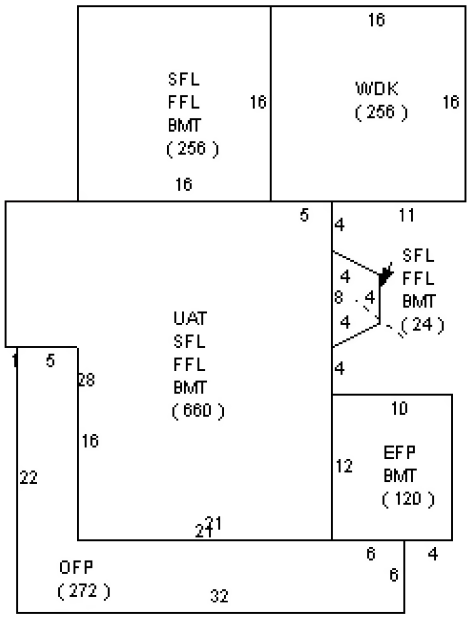
No Unit	RMS	BRS	FL
1	10	5	M
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	194.45
Special Features:	0	Val/Su Net:	153.64
Final Total:	576600	Val/Su SzAd	306.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,060	48.210	51,103
FFL	First Floor	940	160.700	151,060
SFL	Second Floor	940	160.700	151,060
OFP	Open Porch	272	22.230	6,046
WDK	Deck	256	9.760	2,498
UAT	Upper Attic	165	112.490	18,561
EFP	Enclos Porch	120	49.160	5,900
	Net Sketched Area:	3,753	Total:	386,228
Size Ad	1880	Gross Area	4248	FinArea 2045

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

069.0-0002-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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